

# PREFERRED STOCK OFFERING

## \$150,000

### 7% Cumulative Preferred Stock

(Par Value \$5.00)

With 75% of Common Stock Without Cost

## Greater Fairmont Investment Company

FAIRMONT, WEST VIRGINIA

### AUTHORIZED CAPITAL.

Debt Preferred Stock, 7% Cumulative from date of issue	\$ 500,000	(No voting power)
Preferred Stock, 7% Cumulative after one year	300,000	(Full voting power)
Common Stock	700,000	(Full voting power)
Total	\$1,500,000	

Of the above authorized stock \$300,000 of the Debt Preferred stock has been subscribed for at par. The remaining \$200,000 is to be retained in the treasury of the Company for future requirements in the way of the improvement and development of the property of the Company if needed.

Of the \$300,000 Preferred Stock, \$150,000 has already been subscribed, leaving \$150,000 to be sold, which is hereby offered for public subscription on the same terms as the Debt Preferred stock and the Preferred stock already subscribed—that is to say:

Each subscriber to the Preferred stock will receive in addition to his shares of Preferred 75% of such subscription in common stock without cost.

The common stock remaining in the treasury of the Company will be held for such future use of the Company as may be determined.

### PURPOSE OF THE COMPANY.

The purpose of this Company is to acquire and develop for manufacturing and residential uses a large tract of land contiguous to the City of Fairmont, lying on the east side of the Monongahela river, known as Pleasant Valley. About thirteen hundred acres of this land suitable for the objects of the Company are now under option. In the work of its development for the purposes set out, it is the intention of the Company to secure an extension of the traction line through such tract, to lay out and pave streets where necessary, to lay water mains and sewer lines, to run railroad sidings connecting the tract with transportation lines and generally to develop the property which is ideal for manufacturing and residential purposes. Transportation for both passengers and freight is absolutely assured.

Manufacturers are knocking at Fairmont's doors for entrance to the manifold advantages this locality affords for cheap and efficient operation, and the community should be interested and active in securing a suitable location on which the future prosperity of Fairmont and community may be built.

The subscriptions to the stock may be made on the following payments:

25% of subscription on Nov. 1st, 1918.
25% of subscription on Dec. 1st, 1918.
25% of subscription on Jan. 1st, 1919.
25% of subscription on Feb. 1st, 1919.

No commissions or salaries will be paid for securing subscriptions to the Preferred stock, and no underwriting of the same, as the entire proceeds of the sale of stock will go into the treasury to carry out these objects of the Company.

### COST OF THE LANDS.

If all the lands now under option were taken up at once at the option prices the Company would acquire 1,343 acres at a cost of \$486,000, including the improvements on such lands, or at the average rate of \$362 per acre. Deducting the value of such improvements, estimated at \$35,000, the cost of the land alone would average only about \$336 per acre. But as some of the land now under option will not be purchased because of the high price or because it is not necessary for the purposes of the Company, the average price will be very little if any in excess of three hundred dollars per acre, not including improvements now existing on such properties.

### NO MORTGAGE; NO DEBTS; NO FIXED CHARGES.

As the proceeds of the sale of \$300,000 Debt Preferred stock already subscribed for, and \$300,000 Preferred stock, one-half of which has been subscribed for, will place in the treasury of the Company \$600,000, and the lands acquired will not cost in excess of \$475,000, there will remain in the treasury about \$125,000 for the development and improvement of the property.

As the dividends on the Debt Preferred stock and the Preferred stock are cumulative, and the Company having no bonds or notes outstanding, there will be no fixed charges to meet, thus placing it in a splendid financial condition at the outset.

### WHY THE PUBLIC SHOULD AVAIL ITSELF OF OPPORTUNITY TO PARTICIPATE IN THIS INVESTMENT.

It promises large returns on every dollar invested. The lands to be developed are ideal in location, topography and situation both as to the city and the railroads for manufacturing plants, and as a residential section they will soon merge into and become a part of the city with all its advantages and opportunities.

At this time it is a more practicable and feasible proposition than that undertaken by the Fairmont Development Company when the South Side lands were opened up to extend the City of Fairmont. That proposition brought seven-fold profits to its stockholders when Fairmont was a mere village, and was the starting point of Fairmont's present population and prosperity. Under present more auspicious conditions this development should proportionately be immeasurably more important to the city and profitable to its stockholders.

Because, aside from the profits reasonably to be expected from the investment itself from the stock of the Company, every one who owns property in or about Fairmont or is engaged in business here will secure great benefits from the enhanced value of such property or the increase of his business by the new population and industries the successful working out of this development will bring to the section.

Because the men at the head of this enterprise are men whose reputations and success in every line of business in which they have engaged is a sure guarantee that they will not only manage every detail that will go to bring profits to the investors in the most honest and thorough manner but that in the work of community advancement they will employ their business acquaintance and experience in promoting industrial and manufacturing interests that will largely increase the wealth and population of Fairmont and surrounding sections.

Because if this project should be dropped it would never be possible again to get the lands now under option at anything near the price for which they can now be bought, and because it is the consensus of opinion from the best business minds in Fairmont, that it is impossible to lose in this enterprise as the lands could be sold at a profit, with the developments contemplated, if there was never a manufacturing factory located on them.

Because every subscriber for the stock of the Company will share in the exact proportion his stock bears to the whole in all profits derived from the sale of the lands of the Company and other features of its development—every share of Preferred Stock receiving the same per cent of Common stock, and all Stockholders being on the ground floor of the investments.

### SUBSCRIPTIONS

Subscriptions for the stock will be received at Fairmont Chamber of Commerce, 2nd Floor Watson Building, Fairmont, W. Va., or any of the following banks, commencing Wednesday, October 11 at 9 A. M.

NATIONAL BANK OF FAIRMONT, Fairmont, W. Va.  
HOME SAVINGS BANK, Fairmont, W. Va.

FAIRMONT TRUST COMPANY, Fairmont, W. Va.

PEOPLES NATIONAL BANK, Fairmont, W. Va.  
MONONGAHELA BANK, Fairmont, W. Va.

### OFFICERS AND DIRECTORS.

#### OFFICERS

C. W. WATSON, Chairman of the Board.  
CLARENCE D. ROBINSON, President.  
R. T. CUNNINGHAM, Treasurer.  
W. J. WIEGEL, Secretary.

#### DIRECTORS

C. W. Watson  
H. L. Helntzelman  
C. D. Robinson  
R. T. Cunningham  
O. S. McKinney  
C. S. Riggs  
Anthony Bowen  
Geo. T. Watson  
Merle Amos

J. M. Hartley  
Sam R. Nuzum  
Geo. M. Alexander  
W. J. Wiegell  
W. C. Jones  
J. M. Jacobs  
M. L. Hutchinson  
A. Brooks Fleming, Jr.  
Frank C. Haymond

J. E. Watson, Jr.  
Z. F. Davis  
H. J. Ross  
C. E. Smith  
A. T. Watson  
J. C. Thompson  
Rollo J. Conley  
E. T. Kelley  
C. H. Jenkins

### DEBENTURE PREFERRED STOCK.

The holders of the Debt Preferred stock shall be entitled to receive a perpetual cumulative dividend at the rate of Seven Per Cent (7%) per annum, and no more, payable semi-annually, when and as declared by the Board of Directors out of the surplus or net profits of the Company before any dividends shall be paid or declared and set apart upon either the Preferred or Common stock. The dividends upon the Debt Preferred stock shall be cumulative, so that if in any year dividends to the full amount of Seven Per Cent (7%) shall not have been declared and paid on the said Debt Preferred stock thereafter the deficiency shall be paid or declared as payable and set apart before any dividend shall be paid or declared as payable and set apart on either the Preferred or Common stock; and no dividends shall at any time be paid or declared and set apart upon either the Preferred or Common stock out of the surplus or net profits of this Company unless and until dividends amounting to the full Seven Per Cent (7%) per annum for the current year and for all prior years shall have been paid or declared and set apart upon the Debt Preferred stock.

### PREFERRED STOCK.

The holders of the Preferred stock shall be entitled to receive a perpetual dividend at the rate of Seven Per Cent (7%) per annum, and no more, cumulative after October 16th, 1917, payable semi-annually, when and as declared by the Board of Directors out of the surplus or net profits of the Company remaining after the payment of all accumulated dividends upon said Debt Preferred stock as aforesaid, before any dividends shall be paid or declared and set apart upon the Common stock. The dividends upon said Preferred stock shall also, after October 16th, 1917, be cumulative, so that if in any year dividends to the full amount of Seven Per Cent (7%) shall not have been declared and paid on said Preferred stock thereafter the deficiency shall be paid or declared and set apart before any dividends shall be paid or declared as payable and set apart upon the Common stock.

The Preferred stock shall have the same right to vote in stockholders' meetings as the Common stock.

### COMMON STOCK.

Whenever all cumulative dividends on the Debt Preferred stock and Preferred stock for all previous years shall have been paid or declared and set apart, and the accrued semi-annual instalments for both the Debt Preferred and the Preferred stock for the current year have been declared and set apart, the Board of Directors may declare dividends on the Common stock payable then or thereafter out of any remaining surplus or net profits.

### REDEMPTION OR SINKING FUND.

A redemption or sinking fund shall be provided with which and out of which to redeem or purchase and retire from time to time the said Debt Preferred stock as well as the said Preferred stock by setting apart Fifty Per Cent (50%) of the proceeds derived from the sale of any and all of the real estate of the Company when and as converted into cash. And said Debt Preferred stock as well as said Preferred stock shall be subject to redemption and retirement in whole or in part, at the option of the Company, out of said redemption or sinking fund moneys, or out of any other moneys available for the purpose upon any dividend paying date, at the price of \$5.12½ per share in cash, together with all accumulated and unpaid dividends thereon. The said Debt Preferred stock shall be first purchased and redeemed and retired.

### LEGAL MATTERS.

All legal matters relative to the organization of the company have been approved by Geo. M. Alexander, Esq.

### INDIVIDUAL AMOUNT OF SUBSCRIPTIONS LIMITED.

The amount of stock that will be sold to one person shall not exceed \$2,500, and no subscription will be accepted for less than \$100.

### WHAT YOUR MONEY WILL BUY.

For \$2,500 you will receive \$2,500 par value 7% Preferred Stock and \$1,875 par value Common Stock.  
For \$2,000 you will receive \$2,000 par value 7% Preferred Stock and \$1,500 par value Common Stock.  
For \$1,500 you will receive \$1,500 par value 7% Preferred Stock and \$1,125 par value Common Stock.  
For \$1,000 you will receive \$1,000 par value 7% Preferred Stock and \$750 par value Common Stock.  
For \$500 you will receive \$500 par value 7% Preferred Stock and \$375 par value Common Stock.  
For \$100 you will receive \$100 par value 7% Preferred Stock and \$75 par value Common Stock.